

# Bethel Island Municipal Advisory Council



**Phil Kammerer, Chair**

**Office of Supervisor Diane Burgis**  
**Contact: Lea Castleberry**  
**3361 Walnut Blvd., Suite 140**  
**Brentwood, CA 94513**

Phil Kammerer, Chair  
Belinda Bittner, Vice Chair  
Pam Allen, Councilmember  
Rob Brunham, Councilmember  
Mark Whitlock, Councilmember

*The Bethel Island Municipal Advisory Council serves as an advisory body to the  
Contra Costa County Board of Supervisors and the County Planning Agency.*

## **MAC AGENDA**

**Tuesday, October 12, 2021**  
**6:00 P.M.**

*To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Bethel Island Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.*

**Board meetings can be accessed via Zoom:**

<https://ccccounty-us.zoom.us/j/2830849836>

**or**

**Dial In: (888) 278-0254**  
**Conference code: 142291**

**To access the full agenda packet, please visit:**

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3786?html=true>

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at [Lea.Castleberry@bos.cccounty.us](mailto:Lea.Castleberry@bos.cccounty.us)

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

# Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis  
Contact: Lea Castleberry  
3361 Walnut Blvd., Suite 140  
Brentwood, CA 94513

1. **Call to Order/Roll Call**

2. **Approval of Agenda**

3. **Public Comment (3 Minutes/speaker)**

*Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.*

4. **Agency Reports**

- a. Office of the Sheriff/Marine Patrol
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Office of Supervisor Diane Burgis

5. **Consent Items**

*All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.*

- a. Approve Draft Record of Actions—September 14, 2021

6. **Presentations**

- a. Draft Groundwater Sustainability Plan (Ryan Hernandez, Contra Costa Water Agency)

7. **Items for Discussion and/or Action**

- a. Community Projects for Downtown area with Mitigation Funds (Ongoing)

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at [Lea.Castleberry@bos.cccounty.us](mailto:Lea.Castleberry@bos.cccounty.us)

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

# Bethel Island Municipal Advisory Council



**Phil Kammerer, Chair**

**Office of Supervisor Diane Burgis**  
**Contact: Lea Castleberry**  
**3361 Walnut Blvd., Suite 140**  
**Brentwood, CA 94513**

## **8. Committee Reports/Member Reports**

- a. Code Enforcement
- b. Bethel Island Chamber of Commerce
- c. Bethel Island Municipal Improvement District
- d. Bethel Island Post Office
- e. Ad Hoc Park Committee
- f. San Joaquin Yacht Club
- g. Ad Hoc Fire Safety Committee
- h. Scout Hall
- i. Citizens' Fire Committee
- j. Heart Safe Communities Program

## **9. Correspondence/Announcements**

- a. R-09/16/21 County Zoning Administrator Agenda for September 20, 2021
- b. R-09/20/21 County Planning Commission Agenda for September 22, 2021
- c. R-09/30/21 County Planning Commission Cancellation Notice
- d. R-09/30/21 County Zoning Administrator Agenda for October 4, 2021

## **10. Future Agenda Items**

## **11. Adjourn**

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at [Lea.Castleberry@bos.cccounty.us](mailto:Lea.Castleberry@bos.cccounty.us)

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

# Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis  
Contact: Lea Castleberry  
3361 Walnut Blvd., Suite 140  
Brentwood, CA 94513

Respectfully submitted by:  
Deputy Chief of Staff, Lea Castleberry

*The Bethel Island Municipal Advisory Committee serves as an advisory body to the  
Contra Costa County Board of Supervisors and the County Planning Agency.*

## Draft Record of Actions

6:00 p.m.

September 14, 2021

**MEMBERS PRESENT:** Chair Phil Kammerer, Councilmember Pam Allen, Councilmember Rob Brunham (late), and Councilmember Whitlock

**MEMBERS ABSENT:** Vice Chair Bittner

**APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Allen. Second made by Kammerer. Motion carried: 3-0. AYES: Allen, Kammerer and Whitlock.

**PUBLIC COMMENT:**

Mel Bolton – Trash on local roads and abandoned vessels in the Delta.

Lori Castillo – Trash on local roads and abandoned vessels in the Delta. Can the mobile trash app include water GPS?

**AGENCY REPORTS:**

- a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of August.
- b. **California Highway Patrol:** Officer Thomas provided the activity report for the month of August.
- c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of August; the Board of Supervisors passed unanimously to annex ECCFPD to ConFire. ECCFPD is holding a Special Meeting this Thursday to pass a resolution for consolidation. The next step is a formal application to LAFCO to dissolve. District is finalizing the resolution for consolidation to be adopted by the Contra Costa Fire Protection District; Station 55 will open next Spring and will be staffed with 9 firefighters.
- d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on Covid-19 efforts; Community Cleanup, October 2<sup>nd</sup>.

**CONSENT ITEMS:**

- a. **Approval of the Record of Actions for August 10, 2021:** Motion to approve the draft record of actions as presented made by Kammerer. Second made by Brunham. Motion carried: 4-0. AYES: Allen, Bittner, Brunham, and Kammerer.

**PRESENTATIONS**

- a. None.

**ITEMS FOR DISCUSSION AND/OR ACTION:**

- a. **Community Projects for Downtown area with Mitigation Funds:** Standing item. Whitlock reported there will be 4 additional tiles to order and the cost is coming soon.

**COMMITTEE REPORTS/MEMBER REPORTS**

- a. **Code Enforcement:** No Report.
- b. **Bethel Island Chamber of Commerce:** Lori Castillo reported 9/25 Island Clean-Up; 12/5 Community Tree Lighting; requests a Coffee with a Cop event.
- c. **Bethel Island Municipal Improvement District:** No Report.
- d. **Bethel Island Post Office:** No Report.
- e. **Ad Hoc Park Committee:** No Report.
- f. **San Joaquin Yacht Club:** Boat Light Parade is the 2<sup>nd</sup> Saturday in December.
- g. **Ad Hoc Fire Safety Committee:** No Report.
- h. **Scout Hall:** Delta Coves to meet with Scout Hall regarding the parking lot at Scout Hall; security camera installation almost complete.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

- i. **Citizens' Fire Committee:** No Report.
- j. **Heart Safe Communities Program:** No Report.

**CORRESPONDANCE/ANNOUNCEMENTS**

- a. R-08/17/21 County Planning Commission Cancellation Notice for August 25, 2021
- b. R-08/20/21 County Planning Commission Cancellation Notice for September 8, 2021
- c. R-08/31/21 County Zoning Administrator Agenda for September 8, 2021
- d. R-08/12/21 Notice of Public Hearing for September 8, 2021

**FUTURE AGENDA ITEMS**

Draft Groundwater Sustainability Plan for East Contra Costa (October 12<sup>th</sup>)

Update from Marine Patrol

**ADJOURMENT**

There being no further business before the Bethel Island Municipal Advisory Council, Chair Kammerer adjourned the meeting at 6:45pm. The next regularly scheduled Bethel Island Municipal Advisory Council meeting on October 12, 2021 at 6:00p.m. and location to be determined due to Covid-19.




# East Contra Costa Subbasin Groundwater Sustainability Plan

Bethel Island MAC  
Public Meeting  
October 12, 2021  
6:00 PM

EAST  
CONTRA COSTA  
SUBBASIN





# East Contra Costa Subbasin and SGMA

Ryan Hernandez  
Contra Costa County Water Agency



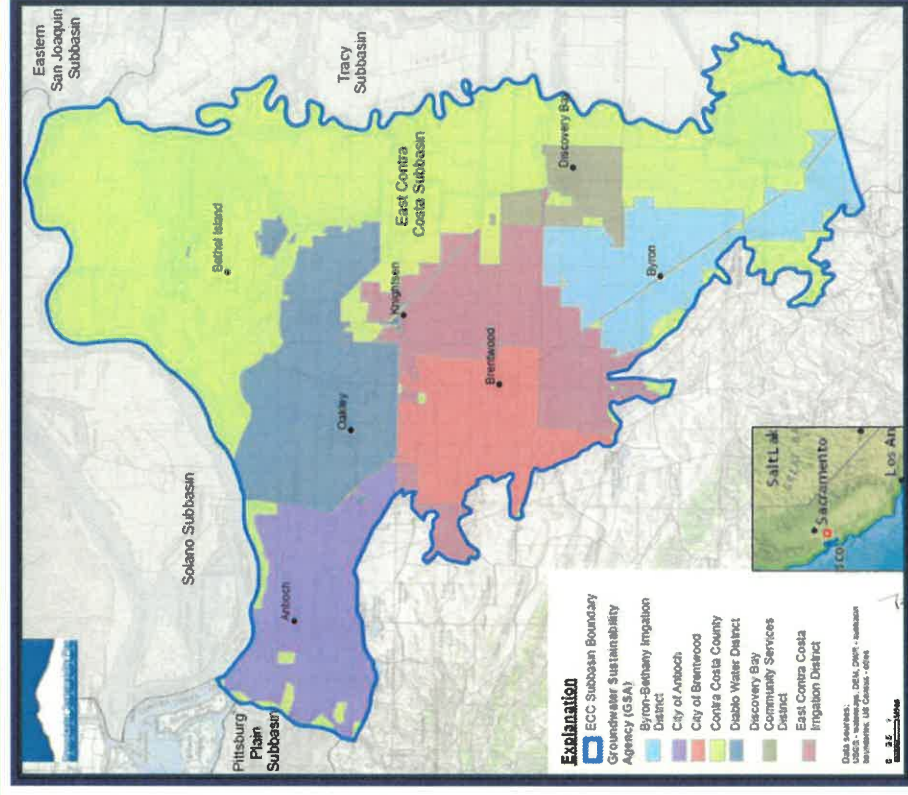
# Introduction to SGMA

- In 2014, the state passed the Sustainable Groundwater Management Act – **SGMA**
- SGMA requires groundwater to be managed by local public agencies called Groundwater Sustainability Agencies – **GSA**
- GSAs are responsible to ensure a groundwater basin is managed sustainably
- Sustainable management is conducted through the Groundwater Sustainability Plan - **GSP**



# Introduction to SGMA

The GSP (Plan) is a plan to ensure that groundwater is sustainably managed over a 50-year planning and implementation horizon



# Sustainability Indicators

EAST  
CONTRA COSTA  
SUBBASIN  
Groundwater Sustainability Plan

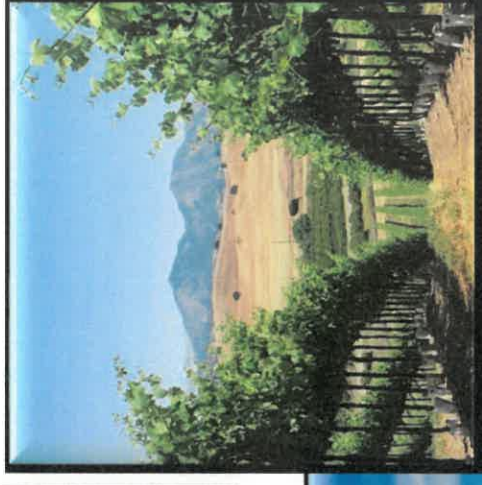
Avoiding  
Groundwater  
Conditions that  
Cause  
Significant and  
Unreasonable.....





# What a GSP is and is not

East Contra Costa  
Groundwater  
Subbasin - has domestic,  
urban, agricultural and  
industrial uses, plus  
groundwater dependent  
ecosystems



# Who the GSP affects

## The GSP does not :

- affect or change water rights
- regulate individual domestic well owners (less than 2 AF or 650,000 gallons)
- mitigate pre-existing or native features of groundwater such as water quality





## What a GSP is not

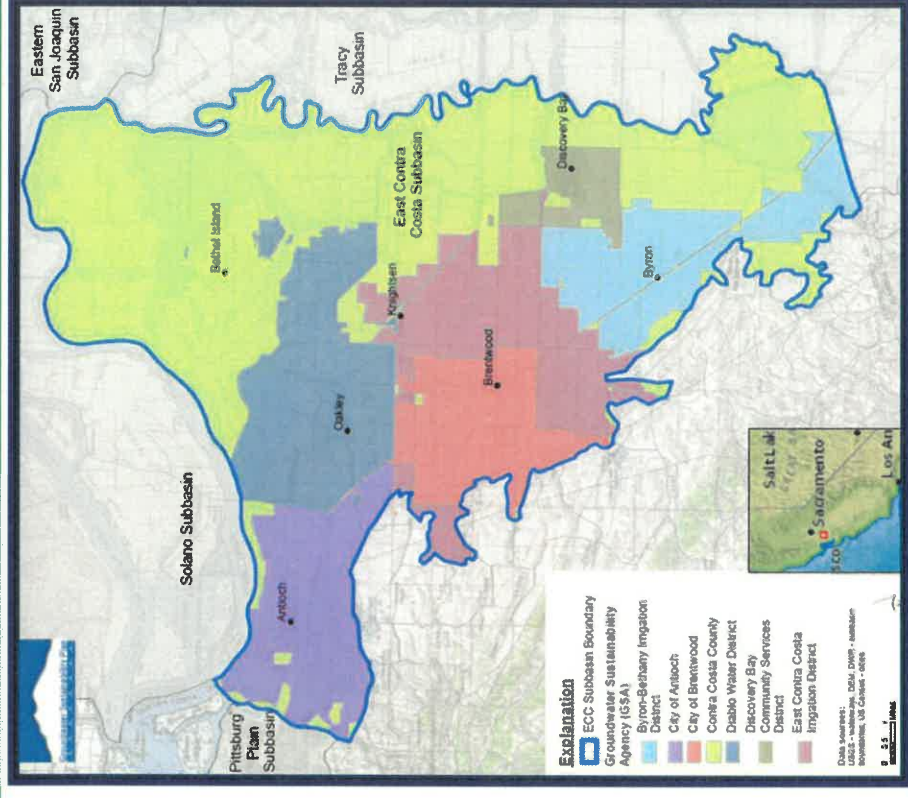
- Also, it is **not**:
  - A land use plan
  - An environmental restoration plan
  - A flood control plan
  - Part of the Delta Conveyance Project



# What a GSP is

## The GSP is a plan to:

- ensure adequate groundwater supply for all beneficial uses and users in the Subbasin
- manage groundwater under climate change, sea level rise, and drought
- protect vulnerable users
- protect groundwater dependent ecosystems



# What a GSP is

Under SGMA, GSAs have authorities to enact sustainability measures including:

- Well monitoring
- Metering
- Pumping fees (does not apply to de minimis users)
- Well spacing restrictions

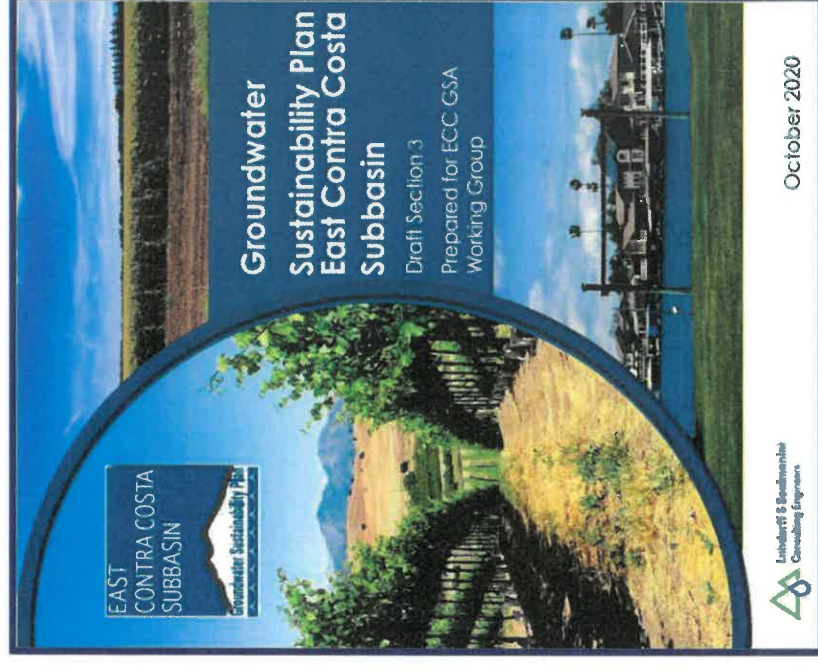




# What a GSP is

## Plan Sections

1. Introduction — Responsible Agencies
2. Plan Area — Water Resources, Land Use Elements, Environment
3. Basin Setting — Hydrogeology, Groundwater and Surface Water Conditions
4. Water Supply — Historical, Current, and Projected
5. Water Budget — Historical, Current and Projected Scenarios
6. Monitoring Networks — Sustainability Indicators
7. Sustainable Management Criteria — Goals
8. Projects and Management Actions — Implemented As-Needed
9. Plan Implementation — Budget and funding
10. Notice and Communication





Questions?

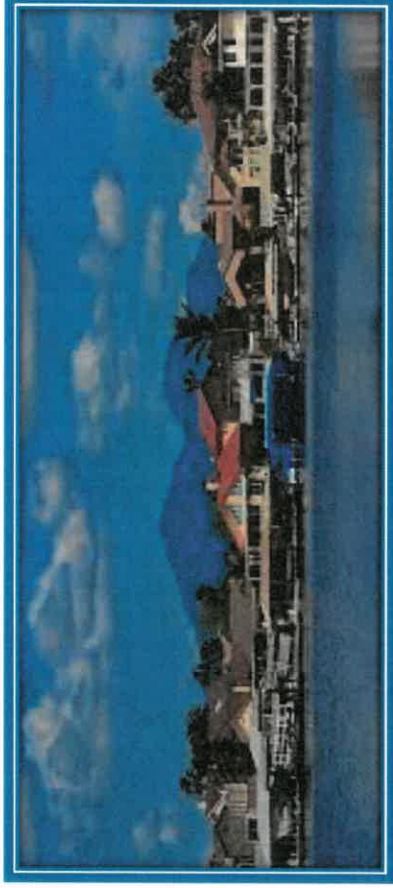


- **ECC GSA Information:** 7 GSAs and CCWD
  - History of coordination and stewardship with other agencies, including IRWMs and water resources, including IRWMs and water resources,

## Agency Information



# Sustainability Goal for the ECC Subbasin

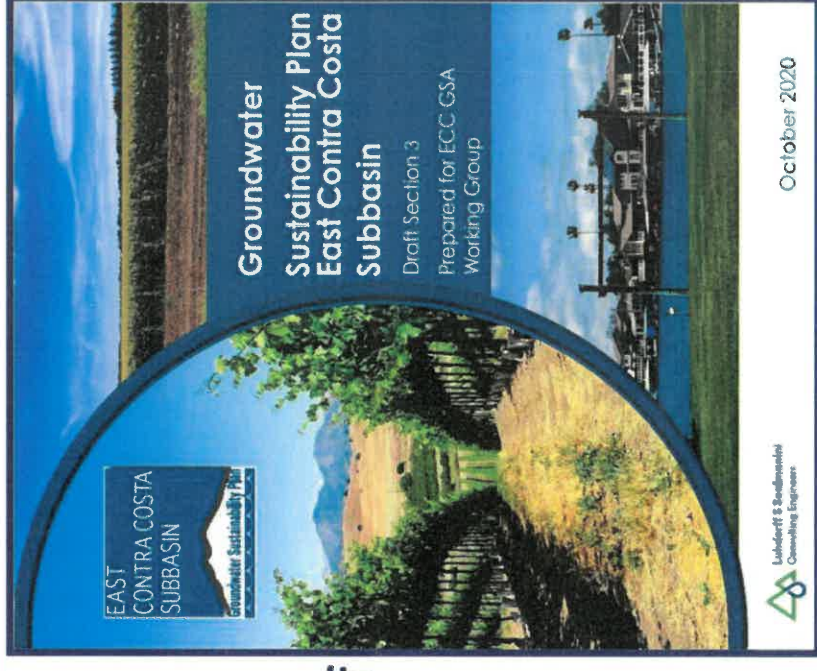


- To protect and maintain safe and reliable sources of groundwater for all beneficial uses and users.
- To ensure current and future groundwater demands are met under climate change.
- To establish and protect sustainable yield by achieving measurable objectives set forth in this GSP over the 50-year implementation and planning horizon.
- Avoid undesirable results.

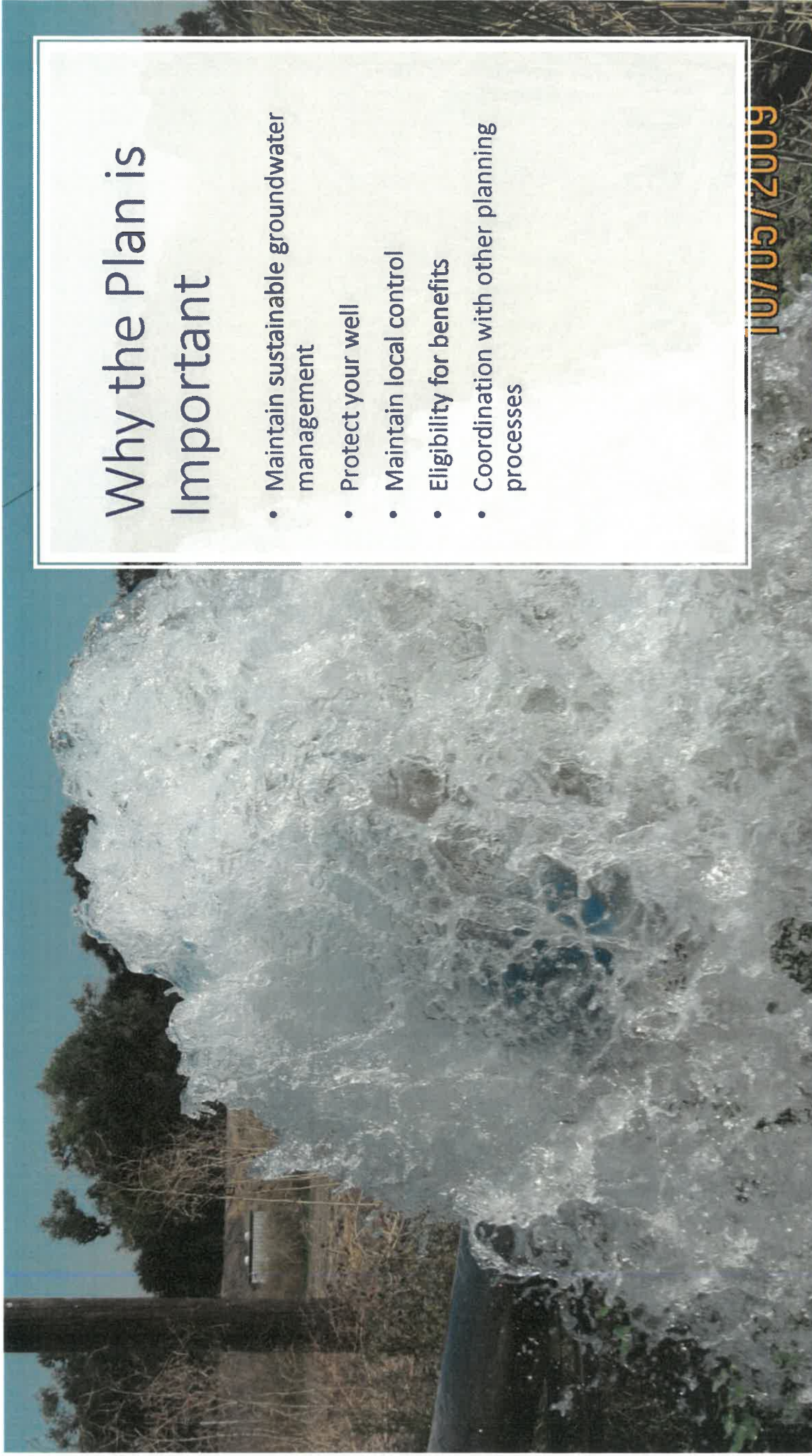
# Process for Adopting a GSP

## Groundwater Sustainability Plan Sections

1. Notice of Intent to Adopt (NOI) — Required 90 days prior to adoptions (sent prior to July 1, 2021)
2. **Final Public Comment Period on Public Draft of entire GSP** — September 7 to October 6, 2021
3. Publish Final GSP — October 15, 2021
4. Adoption — Each GSAs shall adopt the Final GSP (October 15-Dec. 15)
5. Deadline — Submit GSP to state DWR January 31, 2022







# Why the Plan is Important

- Maintain sustainable groundwater management
- Protect your well
- Maintain local control
- Eligibility for benefits
- Coordination with other planning processes

6007/CO/01

# Key Findings

17



# Key Findings: ECC Subbasin Conditions

The ECC Subbasin is in a stable condition

1. Chronic Groundwater Level Lowering

Not present

2. Groundwater Storage

Stable

3. Seawater Intrusion

Not present

4. Groundwater Quality

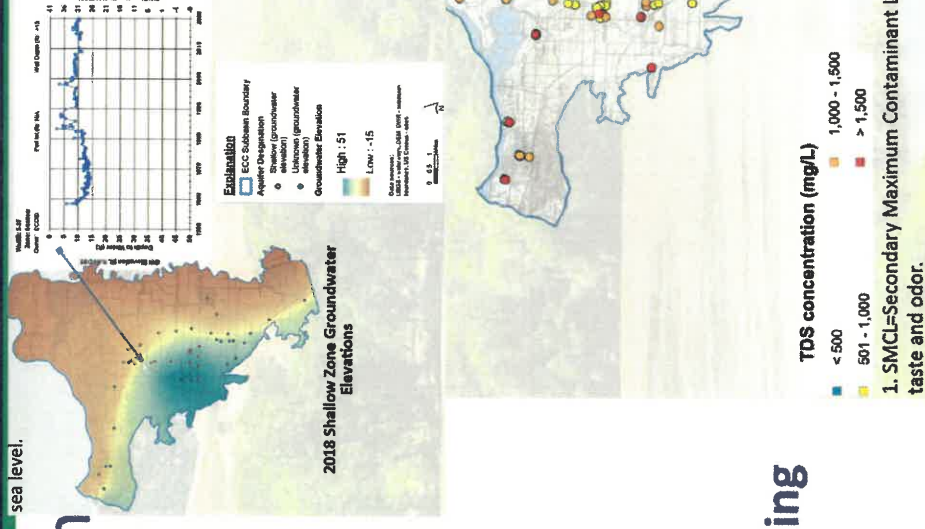
No degradation due to pumping

5. Land Subsidence due to groundwater pumping

Not present

6. Surface Water Depletion due to groundwater pumping

Not Present





# Key Findings: Water Quality

- The ECC Subbasin has a high amount of naturally occurring salts and minerals
- The GSP does not mitigate existing water quality issues, **but it does protect and maintain safe and reliable sources of groundwater for all beneficial uses**
- Accomplished through monitoring, setting minimum thresholds, and developing actions
- For more information, see GSP Sections 3 and 7

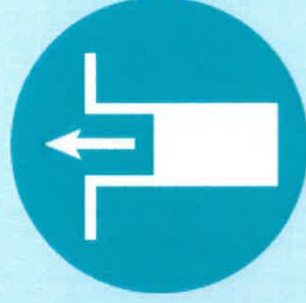
## Key Finding: Saltwater Intrusion

- Saltwater intrusion is **NOT** present. The ECC Subbasin is not adjacent to a coastal aquifer
- There is a potential for future bay water intrusion
  - Sea level rise
  - Regulatory changes
- Baywater intrusion is being monitored



# Key Findings: ECC Subbasin Future Conditions

## Followed DWR SGMA Guidelines



Historical  
Pumping



Consistent with  
Land Use Plans



Climate Change  
and Sea Level Rise

- 
- Even under much higher pumping, groundwater storage and levels are sustainable
  - Well capacity is unaffected





Questions?

Contact:

Ryan Hernandez

[Ryan.Hernandez@dcd.cccounty.us](mailto:Ryan.Hernandez@dcd.cccounty.us)

[925-655-2919](tel:925-655-2919)

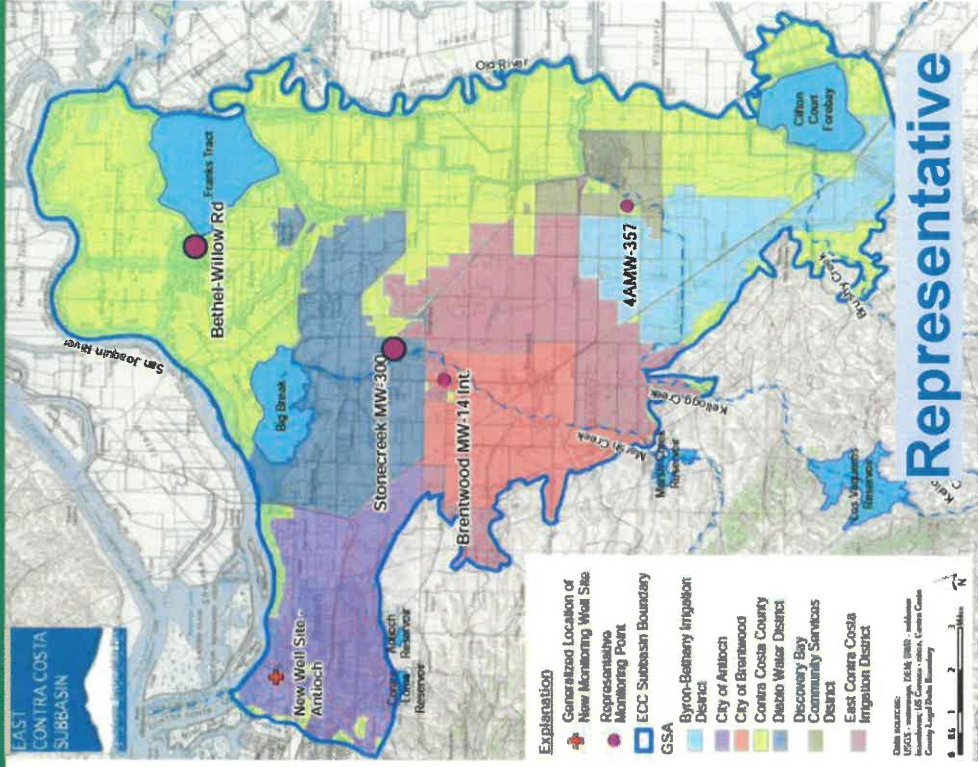
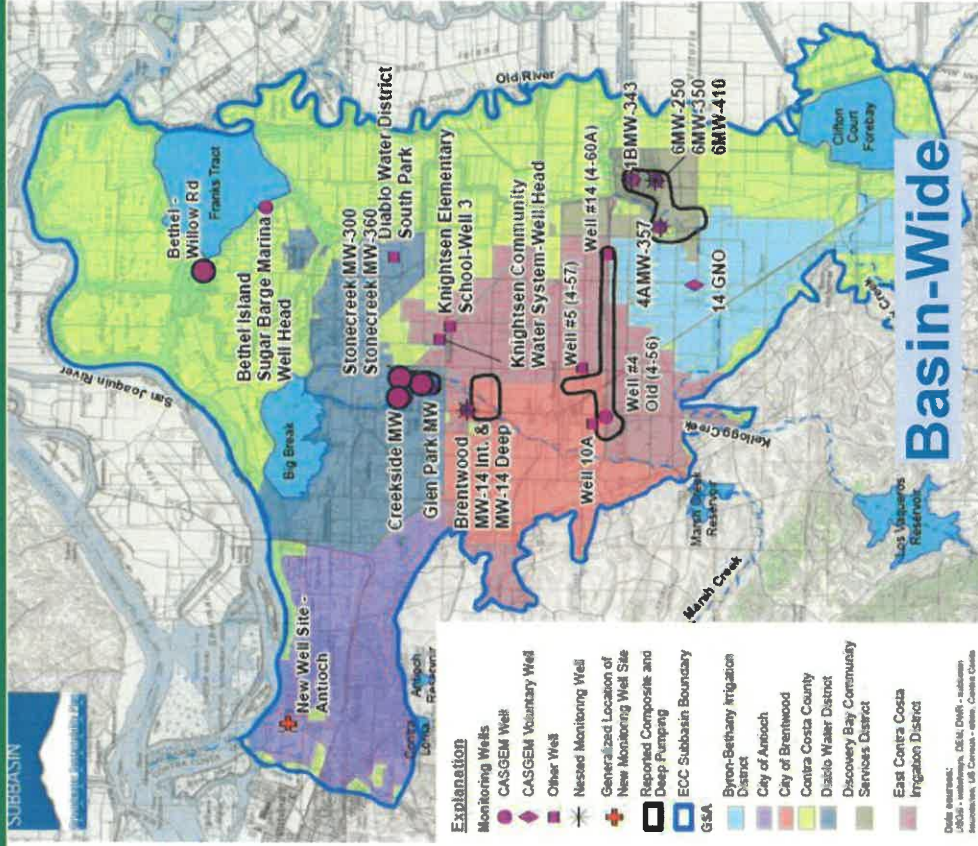


# GSP Implementation

Tom Elson  
Luhdorff & Scalmanini  
Consulting Engineers



# GSP Implementation: Monitoring commences now





**EAST  
CONTRA COSTA  
SUBBASIN**

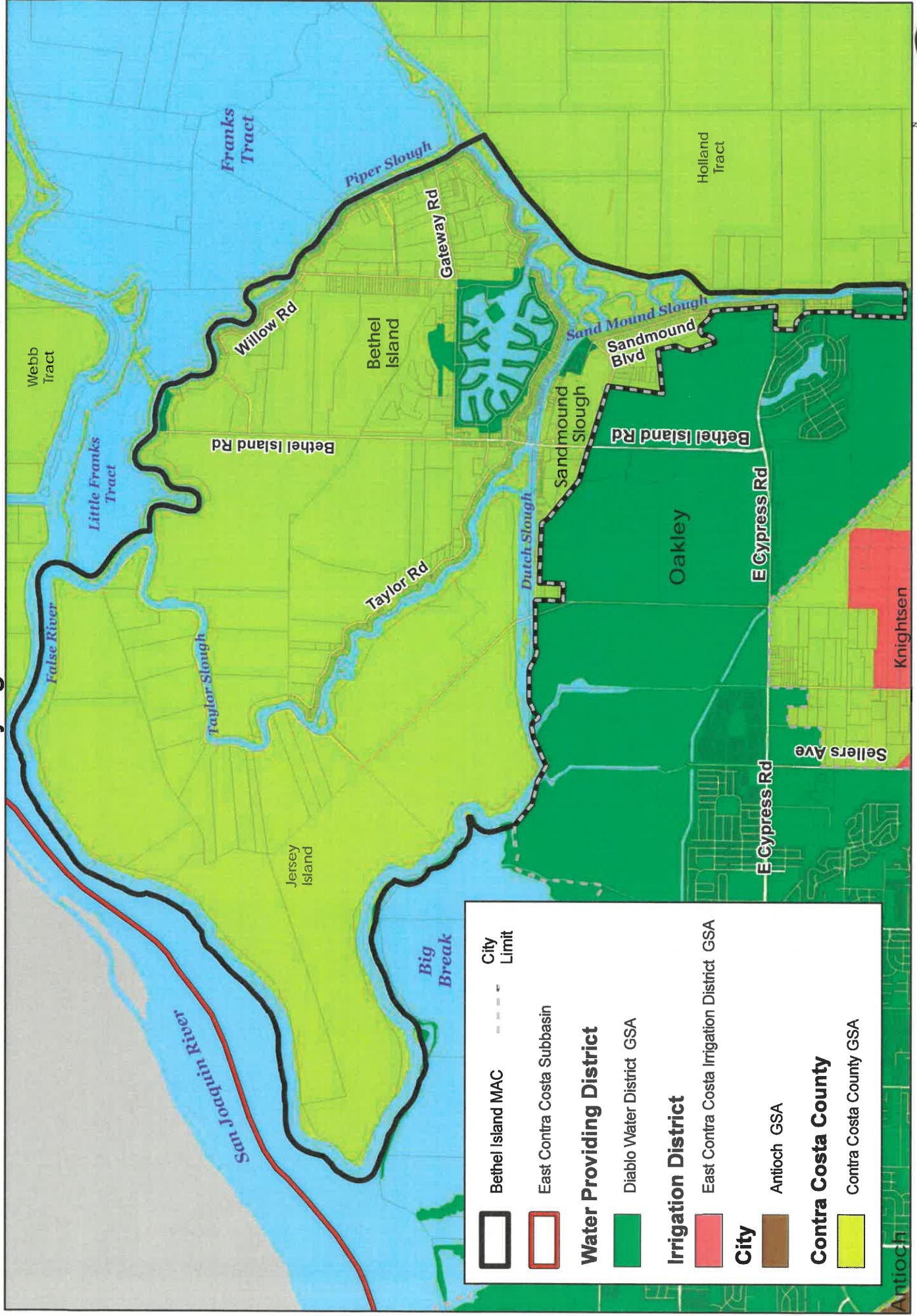
connections

Groundwater  
—dependent  
ecosystems

Public water  
systems



# Groundwater Sustainability Agencies in the Bethel Island MAC





# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, SEPTEMBER 20, 2021

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

SEP 16 2021

\*\*\*1:30 P.M.\*\*\*

BY: \_\_\_\_\_

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://ccccounty-us.zoom.us/j/89688619216>

Meeting ID: 896 8861 9216

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.  
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at [http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:

2. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

- 2a. MEADOW CREEK GROUP (Applicant & Owner), County File #CDMS20-00002: An application for approval of a tentative parcel map subdividing a 40.5-acre agricultural parcel into four parcels. Parcel "A" would have a lot area of 10.04 acres, Parcel "B" would have a lot area of 10.2 acres, Parcel "C" would have a lot area of 10.04 acres and Parcel "D" would have a lot area of 9.74 acres. The application also includes requests for exceptions to the requirements of the County Subdivision Ordinance (Title 9) including exceptions to Right-of-Way width (Section 98-4.002) and Collect and Convey Requirements (Chapter 914-2). The subject property is located at 320 Balfour Road in the Brentwood area. (Zoning: General Agricultural (A-2) District) (APN: 007-010-006) (Continued from 09/08/2021 LC) GF Staff Report



3. LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 3a. TONY VALADEZ (Applicant) - NICHOLAS SWENSON & NATALIE FERNANDEZ (Owners), County File #CDLP/DP21-02013: A request for approval of a Land Use Permit and Development Plan combination to establish an automotive repair business specializing in light to medium duty trucks and tractors, along with associated equipment. The project includes tenant improvements and increasing the roof height to 21 feet 6 inches to accommodate the addition of three roll-up doors. The subject property is located at 2508 Pacheco Boulevard in the unincorporated area of Martinez. (Zoning: Retail Business District) (APN: 375-014-001; -003, -007; and -008) (Continued from 09/08/2021 LC) DL Staff Report

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. KANWAR SINGH (Applicant) - SAIKAP INVESTMENTS LLC (Owners), County File #CDLP21-02014: The applicant requests approval of a Land Use Permit to establish the following uses, a food preparation commissary, an overnight parking area for up to 51 food trucks, and a food truck wash facility. The project requires interior tenant improvements to an existing 2,400 square foot building including converting 1,200 square feet of vacant office space into the commissary. The project also includes constructing a 576 square foot prefabricated metal structure on a 900 square foot concrete pad for a vehicle wash area. Other improvements include re-striping the parking area and installing electric outlets for the food trucks. Proposed hours of operation for the commissary will be 24 hours, 7 days a week. The property will not be open to the public. The subject property is located at 555 Nichols Road in Bay Point. (Zoning: H-I) (Assessor's Parcel Number: 099-040-015) EL Staff Report
- 4b. DELARUM MOUSAVI AND NIMA RAFIBAKHSH (Applicants and Owners), County File #CDLP20-02042: A request for approval of a land use permit to allow a daycare for approximately 30 children within an existing residence, a variance for a 0-foot front yard setback (where 20 feet is required) and a 5-foot secondary front yard setback (where 15 feet is required) for the required off-street parking spaces, and a variance for a 10-foot-wide driveway aisle (where 20 feet is required for two-way traffic) and parking spaces that are 11 feet from the adjacent street (where 18 feet is required). The subject property is located at 3001 Woodlawn Drive in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential (R-10)) (APN: 148-112-004) MM Staff Report
- 4c. JOHN LIMA (Applicant and Owner), County File #CDLP15-02048: A request for approval of a land use permit for the construction of a second residence with a tree permit to work within the dripline of six code-protected trees, including four oak trees ranging from 42-60 inches in diameter, a 42-inch diameter California buckeye tree, and a willow tree, for construction of the new second residence, road improvements, and the construction of a new 60-foot-long culvert to replace an existing 25-foot-long culvert. The project also includes exceptions to the Title 9 collect and convey requirements to allow stormwater discharge into a natural depression or swale, where runoff from the hillside naturally collects within the existing swale and is conveyed to an existing creek; and an exception to allow gravel paving for the widening of Old School Road where paved roads are required. The subject property is located at 6300 Old School Road in the San Ramon area. (Zoning: Exclusive Agricultural (A-80)) (APN: 204-050-028) MM Staff Report
5. DEVELOPMENT PLAN: PUBLIC HEARING
- 5a. JEFFREY DOWGALA (Applicant and Owner), County File #CDDP21-03016: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 1,426-square-foot two-story addition at the rear of an existing single-family residence. The subject property is located at 1633 Elm Avenue in the East Richmond Heights area. (Zoning: Single-Family Residential (R-6)) (APN: 521-062-022) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 4, 2021.

RECEIVED

SEP 20 2021

BY: \_\_\_\_\_

**\*\*REVISED\*\***

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, SEPTEMBER 22, 2021  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

*To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.*

Commission meetings can be accessed live either online or by telephone. **ACCESS THE MEETING LIVE ONLINE AT**  
<https://cccouny-us.zoom.us/j/88327696451>

Meeting ID: 88327696451

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

*When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.*

**PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.**

**PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860**

*The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.*

\*\*\*\* 6:30 P.M. \*\*\*\*

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS
- 2a. SCANNELL PROPERTIES (Applicant and Owner), County File #CDDP17-03045: The applicant requests approval of a Development Plan to construct two warehouse buildings totaling 327,207 square feet. Off-site improvements will occur along Parr Boulevard, Richmond Parkway and including traffic calming improvements to benefit the North Richmond community. The project also includes annexation into the West County Wastewater District, removal of 1 tree, grading of 35,000 cubic yards of soil, and fill of 0.145 acres of wetlands/water under jurisdiction of the U.S. Army Corps of Engineers. The subject property is located at 81,155 and 177 Parr Boulevard in the North Richmond area. (Zoning: P-1, North Richmond Planned Unit District) (APN's: 408-130-039, 018, and 408-090-053, 052, 040) FA Staff Report
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:



5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 13, 2021.

**~ C A N C E L L E D ~**  
**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, OCTOBER 13, 2021**  
**30 MUIR ROAD**  
**MARTINEZ, CALIFORNIA 94553**

**RECEIVED**

**SEP 30 2021**

**BY: \_\_\_\_\_**

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

*To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.*

Commission meetings can be accessed live either online or by telephone. **ACCESS THE MEETING LIVE ONLINE AT**  
<https://cccounty-us.zoom.us/j/88327696451>

**Meeting ID: 88327696451**

**ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.**

*When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.*

**PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.**

**PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860**

*. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.*

**\*\*\*\* 6:30 P.M. \*\*\*\***

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS:
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 27, 2021.**

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 4, 2021

30 MUIR ROAD  
MARTINEZ, CA 94553

RECEIVED

SEP 30 2021

\*\*\*1:30 P.M.\*\*\*

BY: \_\_\_\_\_

To slow the spread of COVID-19, in lieu of a public gathering, the County Zoning Administrator meeting will be accessible live online or by telephone to all members of the public as permitted by Assembly Bill 361.

Zoning Administrator meetings can be accessed live either online or by telephone.

<https://cccouny-us.zoom.us/j/81285013056>

Meeting ID: 812 8501 3056

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.  
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at [http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. ADOPTION of Resolution Of The Contra Costa County Zoning Administrator Authorizing Teleconference Meetings Under Assembly Bill 361 Resolution AB361
2. PUBLIC COMMENTS:
3. LAND USE PERMIT: CONTINUED PUBLIC HEARING
- 3a. DELARUM MOUSAVI AND NIMA RAFIBAKHSH (Applicants and Owners), County File #CDLP20-02042: A request for approval of a land use permit to allow a daycare for approximately 30 children within an existing residence, a variance for a 0-foot front yard setback (where 20 feet is required) and a 5-foot secondary front yard setback (where 15 feet is required) for the required off-street parking spaces, and a variance for a 10-foot-wide driveway aisle (where 20 feet is required for two-way traffic) and parking spaces that are 11 feet from the adjacent street (where 18 feet is required). The subject property is located at 3001 Woodlawn Drive in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential (R-10)) (APN: 148-112-004) (Continued from 9/20/21 closed for decision) MM Staff Report
4. MINOR SUBDIVISION: PUBLIC HEARING



- 4a. CIVIC RANCHO MEADOWS, LLC (Applicant and Owner), County File #CDMS20-00009: The applicant requests approval of a tentative map for a minor subdivision that proposes to subdivide an 80-acre lot into four 20-acre parcels (Parcels A-D) for the purpose of facilitating the sale of the property to the East Bay Regional Park District. All four parcels are approximately 1300 feet in depth and more than 600 feet in average width. As part of the requirements of the minor subdivision, the applicant proposes a 20-foot-wide roadway within a 40-foot-wide access and public utilities easement for the benefit of Parcels A-D, with the road ending at a cul-de-sac located on Parcel A. The road extension is a private road and will be maintained by the owners of Parcels A-D. Due to the proposed access road, this subdivision also includes a request for approval of a Tree Permit to remove 8 code-protected trees that would not survive the grading for the new private access road if it were to be constructed. The property is to be sold to the Park District and no development is proposed as part of this project. The subject property is located at 6301 Chadbourne Road in the unincorporated Brentwood area. (Zoning: Agricultural Preserve District (A-4)) (APN: 078-050-007). MM Staff Report
5. LAND USE PERMIT: PUBLIC HEARING
- 5a. EAST BAY REGIONAL PARK DISTRICT (Applicant & Owner), County File #CDLP18-2036: The applicant requests approval of a Land Use Permit to authorize the demolition and rebuild of an existing 907 square-foot caretaker's residence on the Arata Ranch, which abuts the northern boundary of the Black Diamond Mines Regional Park. The project includes a request for approval of a tree permit to allow dripline encroachment for eight code-protected trees located adjacently to the area of work. The proposed new caretaker's residence would be located within the same footprint of the building to be replaced and would utilize existing gravel driveway, well, and septic system improvements on site. The subject property is located on Somersville Road approximately 0.3 miles south of James Donlon Boulevard, in the unincorporated Antioch Area. (Zoning: A-4 Agricultural Preserve) (APN 075-051-014). AV Staff Report
- 5b. TOM JOHNSON ON BEHALF OF T-MOBILE (Applicant) - POTTS ASSOCIATES (Owners), County File #CDLP21-02025: The applicant requests a land use permit to allow for the renewal of expired land use permit (County File #CDDP08-03041) for a previously approved Verizon wireless telecommunications facility. The applicant also requests approval of modifications consisting to the existing facility including removing 3 antennas and associated coax equipment, and installing a new faux cupula on the rooftop, 6 new antennas, 10 radios, and the installation of 2 new cabinets and associated ancillary equipment within the existing leased area. The subject property is located at 3201 Danville Boulevard in the unincorporated Alamo area of Contra Costa County. (Zoning: R-B Retail Business, -S-2 Sign Control Combining District) (Assessor's Parcel Number: 198-010-019) EL Staff Report
6. DEVELOPMENT PLAN: PUBLIC HEARING
- 6a. LISA ROHRBACH (Applicant) - MATTHEW & KATHLEEN FINLEY (Owners), County File #CDDP21-03014: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 516-square-foot addition at the rear of an existing single-family residence. The subject property is located at 2857 Miranda Avenue in the Alamo area. (Zoning: Single-Family Residential (R-20)) (APN: 192-300-020). DL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 18, 2021.